

405, 410 1 Avenue NE
Calgary, Alberta

MLS # A2323414



\$180,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully appointed top-floor condominium, offering the perfect blend of comfort, style, and convenience for first-time buyers, professionals, or investors alike. Thoughtfully designed with an open-concept layout, this bright and inviting home features rich hardwood flooring, granite countertops, stainless steel appliances, and a functional kitchen complete with a central island—ideal for everyday living and entertaining. Large patio doors flood the living space with natural light and lead to a private balcony, creating the perfect place to enjoy your morning coffee or unwind on warm summer evenings. The spacious primary bedroom offers a peaceful retreat, while the well-appointed 4-piece bathroom features a fully tiled tub. In-suite laundry with a stackable washer and dryer adds everyday convenience, and the home is complete with an assigned parking stall. Ideally situated just minutes from downtown Calgary, the Bow River pathway system, parks, shopping, restaurants, caf  s, and public transit, this home offers exceptional access to everything the city has to offer. Whether you're purchasing your first home, expanding your investment portfolio, or looking for a low-maintenance urban lifestyle, this is an opportunity not to be missed. Call your favourite Realtor for a private showing today.